

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby ^{made} on this 16th day of June, 2003, by Michael J. Rogers, whose mailing address is 7612 Mill Pond Loop Tall, FL 32317 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the grantor shall be permitted to perform the activities set forth in the plan attached hereto as exhibit "B", which also addresses maintenance responsibilities.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of

this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.


IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.


GRANTOR

Michael J. Rogers
(Name typewritten)


(Signature)

WITNESSES


(Sign)
JAY F. FREEDMAN
(Print Name)


(Sign)
RICHARD G. STRICKLAND
(Print Name)

STATE OF

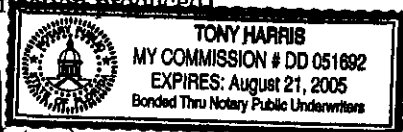
COUNTY OF

The foregoing instrument was acknowledged before me this 16 day of JUNE 2003
by MICHAEL J. ROGERS, who is personally known to me or who has produced
(name of person acknowledging)

FA D.L. as identification.
(type of identification produced)


(Signature of Notary)

(Print, Type or Stamp Name of Notary)



CONSERVATION EASEMENT MANAGEMENT & MAINTENANCE PLAN

Notice: This plan does not necessarily provide exemption from any other applicable local, state, or federal regulations.

A. The Following Activities Are Allowed Within All Conservation Easement Areas:

1. Eradication of invasive and nuisance plant species through the application of herbicides or by physical removal of such plants. Herbicides must be applied in accordance with the manufacturer's labeling. As used herein, "invasive" species are those plants listed by the Florida Exotic Pest Plant Council's (EPPC) List of Invasive Species. "Nuisance" species are native plants not listed by the EPPC but are considered undesirable due to their competitive effects, such as grapevine, cattail, dog fennel, catbrier, etc. The Leon County Department of Growth & Environmental Management must be contacted prior to the eradication of nuisance plants to ensure the County agrees with designating the particular plant species as being a nuisance species.
2. Planting of native species that are adapted to local site conditions. Any proposed planting of additional vegetation should first be submitted to the Leon County Department of Growth and Environmental Management for review and approval.
3. Removal of dead, diseased, or dying vegetation other than dead trees unless such trees pose a safety threat or a hindrance to the natural flow of water. Such removal of vegetation must be conducted in a manner that minimizes disturbance to the soil surface and minimizes impacts to nearby plants other than invasive or nuisance species.
4. Any other activities specifically authorized by an Environmental Management Permit issued by the Leon County Department of Growth & Environmental Management.

B. The Following Activities Are Allowed Within Conservation Easement Area #4:

1. Owners of Lots 4 and 5 can each establish and maintain a pedestrian pathway on said lots leading to the man-made pond located within the conservation easement area; however this pathway cannot exceed 8 feet in width. Vegetation within the pathways can be mown or trimmed. The alignment of the pathways shall be established in a manner that avoids impacts to existing trees to the greatest degree practicable.
2. Owners of Lots #4 and #5 can each establish a dock or boardwalk in the man-made pond. The deck of such structures must be higher than the elevation of the 25-year floodplain or 3 feet higher than the elevation of the pond's ordinary high water stage, whichever is greater, and the structure must be supported on pilings. Removal of woody vegetation necessary to build the cited structures is allowed but the method of removal is limited to cutting these plants at ground level, unless otherwise authorized by Leon County, and all felled materials must be removed from the conservation easement area. Prior to construction of any structures, an environmental management permit for said construction must first be obtained from Leon County.
3. The following guidelines must be followed during any activity undertaken by the lot owners of Lots #4 and #5 to establish a swimming area or to install a dock in the man-made pond. The activities listed below are allowed along each lot's pond frontage but are restricted to an area on each lot that shall not exceed 25 feet in length along the pond's shoreline and shall be no wider than 15 feet as measured from the pond's ordinary high water line and extending landward from this ordinary high water line. The activities listed below are allowed within the areas described above:
 - (a). Woody vegetation less than 4"d.b.h. may be cut at ground level with a saw, axe, or clippers. Cut material must be removed from the conservation easement area by hand.

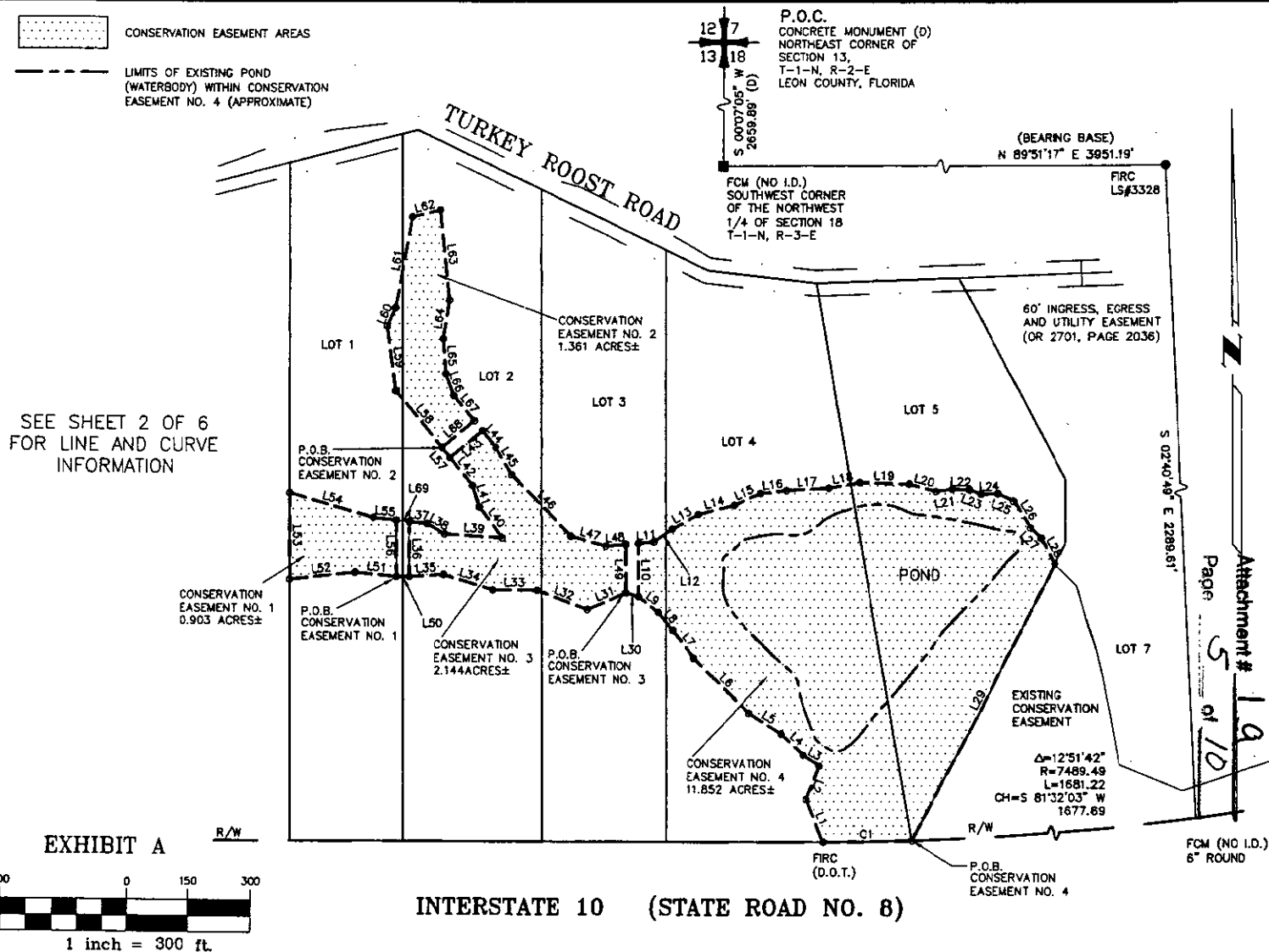
- (b). Low hanging tree limbs may be pruned, but such pruning shall not exceed 30% of the tree crown.
 - (c). Mowing and/or trimming of vegetation may be conducted. Use of lawnmower bags is recommended if mowing is employed.
4. The existing man-made pond within conservation easement area #4, although not necessarily constructed for this purpose, now partially functions as a stormwater management facility. The integrity of this pond is critical to maintaining appropriate on-site and off-site hydrologic conditions (e.g. sheetflow patterns, stormwater drainage and storage, floodplains, wetland hydroperiod, etc.). In consideration of this fact, activities necessary for the appropriate management, maintenance, and repair of the pond as well as the existing dam, spillway, and stormwater control structures associated with this pond can be performed. An environmental management permit for said activities must first be obtained from Leon County with the exception of the following:
- (a). Removal of trees and shrubs present on the dam. The removal of trees and shrubs must be performed using non-mechanized equipment (ex., chainsaw, axe, clippers, etc.) in a manner that does not disturb the soil surface. Cut material must be removed from the conservation easement area.
 - (b). General maintenance and repair of existing stormwater control structures. Substantial modifications to or the replacement of these structures is prohibited unless authorized by Leon County through an appropriate environmental management permit.

C. Maintenance of Conservation Easement Areas:

1. The conservation easement areas must be maintained in perpetuity such that the average percent cover accounted for by invasive plant species does not exceed 5 percent and the average percent cover accounted for by nuisance plant species does not exceed 10 percent. Immediately following a maintenance event, the average percent cover by invasive and nuisance plant species should be as close to 0 percent as possible.

Maintenance of the conservation easement areas shall be the responsibility of the individual lot owner upon whose property a given conservation easement area or portion thereof is located. Except as indicated in subsection C.2 which follows, an individual lot owner affected by this maintenance requirement will only be responsible for the maintenance of that portion of each conservation easement area located on the lot owner's property. The property owner (lot owner) shall be deemed to be the person or persons shown as the property owner on the tax roll of the Leon County Property Appraiser

2. The property owners of Lots #4 and #5 shall be equally responsible for the proper management, maintenance, and repair of the man-made pond located in conservation easement area #4, including the management, maintenance, and repair of the dam, spillway, and stormwater control structures associated with this pond. The pond, dam, spillway, and stormwater control structures must be maintained as necessary to ensure their proper functioning. The property owners of Lots #4 and #5 shall pay their prorata share of the cost of the aforesaid management, maintenance, and repair activities.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SPECIFIC PURPOSE SURVEY FOR: MIKE ROGERS

SHEET 1 OF 6

SPECIFIC PURPOSE SURVEY FOR: MIKE ROGERS

SHEET 1 OF 6

[illegible]

FILE NO.	99005
P.S.R. NO.	317-07-02
GEORGE E. GUNN, JR. THE PURPOSE OF THIS SURETY IS TO PROVIDE A SKETCH AND DESCRIPTIONS OF PROPOSED CONSERVATION EASEMENTS.	

DRAWING DATE:	3/16/03
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SURVEYING AND MAPPING

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

SCALE:	1"=300'
SURVEY DATE:	2/5/03

1024-A METROPOLITAN BLDG.

1024-A METROPOLITAN BLVD.

BOOK: 1090302.COL

PHONE: (850) 386-6742

ALLAHASSEE, FLORIDA 3230

G.L.C.
TALLAHASSEE, FLORIDA 32300
PHONE: (850) 386-6742

Surveying
FAX: (850) 388-6239

LAND SURVEYING
FAX: (850) 386-6239

CERTIFICATE OF AUTHORIZATION NO. 1B 0007172

CERTIFICATE OF AUTHORIZATION NO. 1B 0007172

REVISIONS: 6/11/03 REVISED CONSERVATION EASEMENT NO. 4

CERTIFICATE OF AUTHORIZATION NO. LB 0007172

1. HENNEY CREDIT AND THIS SURVEY KEEPS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE NATIONAL BUREAU OF STANDARDS AND METERS IN CANADA. 816-77 FORDON ADMINISTRATIVE CODE.

2. THE ATTENDING SURVEYOR HAS NOT BEEN PROVIDED A CHARTER OF THE DEPARTMENT OF MATTERS AND AFFAIRS, BUT IT IS POSSIBLY THERE ARE FEEDBACKS FROM THE DEPARTMENT OF MATTERS AND AFFAIRS, WHICH COULD AFFECT THE SURVEY.

DATE 6/11/83

REFERENCE: E. GUINN, JR.
DEPARTMENT OF MATTERS AND AFFAIRS
OFFICE OF THE DEPUTY COMMISSIONER

GEORGE E. GUNN, JR.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. 5831

LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°33'16"W	108.37'
L2	N22°18'15"E	84.58'
L3	N58°47'55"W	46.38'
L4	N46°23'47"W	72.57'
L5	N57°41'01"W	89.06'
L6	N45°15'56"W	182.44'
L7	N38°40'18"W	83.33'
L8	N39°40'17"W	54.06'
L9	N52°49'41"W	59.06'
L10	N00°08'43"W	122.55'
L11	N85°16'48"E	37.45'
L12	N56°23'11"E	53.09'
L13	N62°00'24"E	71.61'
L14	N75°35'43"E	88.89'
L15	N66°28'22"E	68.13'
L16	N63°29'16"E	61.59'
L17	N86°54'25"E	101.59'
L18	N79°22'09"E	73.04'
L19	S88°27'38"E	117.40'
L20	S74°30'16"E	65.60'
L21	N81°37'26"E	38.59'
L22	S88°28'54"E	38.80'
L23	S69°08'26"E	29.22'
L24	N88°39'16"E	41.68'
L25	S66°23'10"E	40.76'
L26	S32°18'02"E	74.56'
L27	S47°40'23"E	33.56'
L28	S28°27'07"E	68.35'
L29	S27°41'09"W	724.45'
L30	N74°11'44"W	31.20'
L31	S67°38'38"W	101.55'
L32	N69°58'13"W	129.78'
L33	N89°43'07"W	105.42'
L34	N73°01'50"W	120.23'
L35	S86°34'04"W	81.95'
L36	N00°08'43"W	125.96'
L37	S83°51'18"E	42.10'
L38	S00°42'48"E	48.50'
L39	S86°22'53"E	137.36'
L40	N37°55'46"W	90.35'
L41	N17°47'00"W	52.34'
L42	N39°35'38"W	82.89'
L43	N50°24'22"E	98.38'
L44	S38°24'08"E	49.14'
L45	S31°21'44"E	74.72'
L46	S45°10'57"E	200.79'
L47	S74°50'04"E	86.35'
L48	N85°16'48"E	49.72'
L49	S00°08'43"E	111.57'
L50	S89°52'54"W	30.00'
L51	N84°25'05"W	99.45'
L52	S84°05'39"W	157.21'
L53	N00°08'28"W	198.63'
L54	S74°08'47"E	208.57'
L55	S83°51'18"E	55.19'
L56	S00°08'43"E	129.25'
L57	N39°35'38"W	30.00'
L58	N39°35'38"W	172.62'
L59	N07°49'38"W	151.31'
L60	N24°34'17"E	47.28'
L61	N10°22'21"E	215.58'
L62	N76°27'25"E	68.18'
L63	S06°06'29"E	211.22'
L64	S09°13'25"W	91.63'
L65	S04°18'03"E	81.66'
L66	S20°34'39"E	53.53'
L67	S39°24'08"E	76.63'
L68	S50°24'22"W	98.48'
L69	S83°51'18"E	30.18'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°38'40"	7489.48'	210.59'	S 88°46'14" W	210.58'

EXHIBIT "A"

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY FOR: MIKE ROGERS

SHEET 2 OF 6

LEGEND: (D) - DESCRIPTION (S) - SURVEY (C) - CALCULATED (P) - POINT (L) - LINE (A) - AREA (V) - VOLUME (U) - UTILITY (O) - OVERHEAD UTILITY		R/W - RIGHT-OF-WAY D.T. - DEPARTMENT OF TRANSPORTATION D.B. - DEED BOOK L.S. - LAND SURVEYING BUSINESS NO. O.R. - OFFICIAL RECORDS BOOK P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.F. - POINT OF FURTHER P.O.I. - POINT OF INTERSECTION P.O.R. - POINT OF REVERSE CURVATURE		F.P. - FOUND IRON PIPE F.P.M. - FOUND CRIMPED IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT 4"x4" F.R. - FOUND IRON ROD F.R.C. - FOUND IRON ROD (5/8") & PLASTIC CAP F.R.E. - FOUND RAIL & METAL CAP F.T.C.M. - FOUND TERRA COTTA MONUMENT 4" DIA. S.C.M. - SET CONCRETE MONUMENT (4" X 4") S.M. - SET WITH METAL CAP L5#531 S.R.C. - SET IRON ROD (5/8") WITH PLASTIC CAP L5#531 S.H.C. - SET NAIL & METAL CAP L5#531		NOTES: 1). THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION. 2). NO IMPROVEMENTS LOCATED OTHER THAN SHOWN. 3). ALL MEASUREMENTS ARE U.S. FEET. 4). INFORMATION AND BEARINGS BASED ON PREVIOUS SURVEY BY GEORGE E. GUNN, JR. SURVEYING AND MAPPING FOR LEX THOMPSON, JOB NO. 99005.	
FILE NO. 99005 P.S.R. NO. 317-07-02 DRAWING DATE: 3/16/03 SCALE: 1"=300' SURVEY DATE: 2/6/03 BOOK: 1090302.COL		GEORGE E. GUNN, JR. SURVEYING AND MAPPING 1624-A METROPOLITAN BLVD. TALLAHASSEE, FLORIDA 32308 PHONE: (850) 386-6742 FAX: (850) 386-6239		THE PURPOSE OF THIS SURVEY IS TO PROVIDE A SKETCH AND DESCRIPTIONS OF PROPOSED INGRESS, EGRESS AND DRAINAGE EASEMENTS. I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 810-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IF IT IS POSSIBLE THERE ARE RECORDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES. DATE: 6/17/03 GEORGE E. GUNN, JR. PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 5831			
DRAWN BY: GEG 3170702.DWG		CERTIFICATE OF AUTHORIZATION NO. LB 0007172					

REVISIONS: 6/11/03 REVISED CONSERVATION EASEMENT NO. 4



GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

1624-A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

Attachment # 19
Page 7 of 10

CONSERVATION EASEMENT No. 4 - 11.852 ACRES

Commence at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 07 minutes 05 seconds West along the East boundary of said Section 13, a distance of 2659.89 feet to a concrete monument marking the Southwest corner of the Northwest Quarter of Section 18, Township 1 North, Range 3 East, Leon County, Florida; thence run North 89 degrees 51 minutes 17 seconds East 3951.19 feet to an iron rod with cap (LS#3328); thence run South 02 degrees 40 minutes 49 seconds East 2289.61 feet to a concrete monument lying on the Northerly right of way boundary of Interstate No. 10 (State Road No. 8), said concrete monument lying on a curve concave to the Northwesterly; thence along said right of way boundary and along said curve with a radius of 7489.49 feet, through a central angle of 12 degrees 51 minutes 42 seconds for an arc distance of 1681.22 feet (the chord of said arc being South 81 degrees 32 minutes 03 seconds West 1677.69 feet) to the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** continue along said right of way boundary and along said curve with a radius of 7489.49 feet, through a central angle of 01 degree 36 minutes 40 seconds for an arc distance of 210.59 feet (the chord of said arc being South 88 degrees 46 minutes 14 seconds West 210.58 feet); thence run North 21 degrees 33 minutes 16 seconds West 108.37 feet; thence North 22 degrees 19 minutes 15 seconds East 84.58 feet; thence North 58 degrees 47 minutes 55 seconds West 46.38 feet; thence North 46 degrees 23 minutes 47 seconds West 72.57 feet; thence North 57 degrees 41 minutes 01 seconds West 89.06 feet; thence North 46 degrees 15 minutes 56 seconds West 182.44 feet; thence North 38 degrees 40 minutes 18 seconds West 83.33 feet; thence North 39 degrees 40 minutes 17 seconds West 54.06 feet; thence North 52 degrees 49 minutes 41 seconds West 59.96 feet; thence North 00 degrees 08 minutes 43 seconds West 122.55 feet; thence North 85 degrees 16 minutes 48 seconds East 37.45 feet; thence North 56 degrees 23 minutes 11 seconds East 53.05 feet; thence North 62 degrees 00 minutes 24 seconds East 71.61 feet; thence North 75 degrees 35 minutes 43 seconds East 88.89 feet; thence North 66 degrees 29 minutes 22 seconds East 68.13 feet; thence North 83 degrees 29 minutes 16 seconds East 61.59 feet; thence North 86 degrees 54 minutes 25 seconds East 101.59 feet; thence North 79 degrees 22 minutes 09 seconds East 73.04 feet; thence South 88 degrees 27 minutes 38 seconds East 117.40 feet; thence South 74 degrees 30 minutes 16 seconds East 65.60 feet; thence North 81 degrees 37 minutes 26 seconds East 38.59 feet; thence South 88 degrees 29 minutes 54 seconds East 38.80 feet; thence South 69 degrees 06 minutes 26 seconds East 29.22 feet; thence North 88 degrees 39 minutes 16 seconds East 41.68 feet; thence South 66 degrees 23 minutes 10 seconds East 40.76 feet; thence South 32 degrees 18 minutes 02 seconds East 74.56 feet; thence South 47 degrees 40 minutes 23 seconds East 33.56 feet; thence South 28 degrees 27 minutes 07 seconds East 68.35 feet; thence South 27 degrees 41 minutes 09 seconds West 724.45 feet to the **POINT OF BEGINNING** containing 11.852 acres more or less.

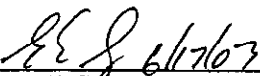

George E. Gunn, Jr.
Professional Surveyor and Mapper
Certificate No. 5831

EXHIBIT "A"

SHEET 3 OF 6

JOB No. 99005

PSR No. 317-07-02

DATE 6/17/03



Attachment # 1.5
Page 8 of 10
GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

1624-A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

CONSERVATION EASEMENT No. 3- 2.144 ACRES

Commence at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 07 minutes 05 seconds West along the East boundary of said Section 13, a distance of 2659.89 feet to a concrete monument marking the Southwest corner of the Northwest Quarter of Section 18, Township 1 North, Range 3 East, Leon County, Florida; thence run North 89 degrees 51 minutes 17 seconds East 3951.19 feet to an iron rod with cap (LS#3328); thence run South 02 degrees 40 minutes 49 seconds East 2289.61 feet to a concrete monument lying on the Northerly right of way boundary of Interstate No. 10 (State Road No. 8), said concrete monument lying on a curve concave to the Northwesterly; thence along said right of way boundary and along said curve with a radius of 7489.49 feet, through a central angle of 12 degrees 51 minutes 42 seconds for an arc distance of 1681.22 feet (the chord of said arc being South 81 degrees 32 minutes 03 seconds West 1677.69 feet); thence continue along said right of way boundary and along said curve with a radius of 7489.49 feet, through a central angle of 01 degree 36 minutes 40 seconds for an arc distance of 210.59 feet (the chord of said arc being South 88 degrees 46 minutes 14 seconds West 210.58 feet); thence run North 21 degrees 33 minutes 16 seconds West 108.37 feet; thence North 22 degrees 19 minutes 15 seconds East 84.58 feet; thence North 58 degrees 47 minutes 55 seconds West 46.38 feet; thence North 46 degrees 23 minutes 47 seconds West 72.57 feet; thence North 57 degrees 41 minutes 01 seconds West 89.06 feet; thence North 46 degrees 15 minutes 56 seconds West 182.44 feet; thence North 38 degrees 40 minutes 18 seconds West 83.33 feet; thence North 39 degrees 40 minutes 17 seconds West 54.06 feet; thence North 52 degrees 49 minutes 41 seconds West 59.96 feet; thence North 74 degrees 11 minutes 44 seconds West 31.20 feet to the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** run thence North 67 degrees 38 minutes 38 seconds West 101.55 Feet; thence North 69 degrees 56 minutes 13 seconds West 129.78 feet; thence North 89 degrees 43 minutes 07 seconds West 105.42 feet; thence North 73 degrees 01 minutes 50 seconds West 120.23 feet; thence South 86 degrees 34 minutes 04 seconds West 81.95 feet; thence North 00 degrees 08 minutes 43 seconds West 125.96 feet; thence South 83 degrees 51 minutes 18 seconds East 42.10 feet; thence South 60 degrees 42 minutes 48 seconds East 48.50 feet; thence South 86 degrees 22 minutes 53 seconds East 137.36 feet; thence North 37 degrees 55 minutes 46 seconds West 90.35 feet; thence North 17 degrees 47 minutes 00 seconds West 52.34 feet; thence North 39 degrees 35 minutes 38 seconds West 82.89 feet; thence North 50 degrees 24 minutes 22 seconds East 98.38 feet; thence South 39 degrees 24 minutes 08 seconds East 49.14 feet; thence South 31 degrees 21 minutes 44 seconds East 74.72 feet; thence South 45 degrees 10 minutes 57 seconds East 200.75 feet; thence South 74 degrees 50 minutes 04 seconds East 86.35 feet; thence North 85 degrees 16 seconds 48 minutes East 49.72 feet; thence South 00 degrees 08 minutes 43 seconds East 111.57 feet to the **POINT OF BEGINNING** containing 2.144 acres more or less.



George E. Gunn, Jr.
Professional Surveyor and Mapper
Certificate No. 5831

EXHIBIT "A"

SHEET 4 OF 6



Attachment # 19
Page 9 of 10
GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

1624-A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

CONSERVATION EASEMENT No. 2 - 1.361 ACRES

Commence at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 07 minutes 05 seconds West along the East boundary of said Section 13, a distance of 2659.89 feet to a concrete monument marking the Southwest corner of the Northwest Quarter of Section 18, Township 1 North, Range 3 East, Leon County, Florida; thence run North 89 degrees 51 minutes 17 seconds East 3951.19 feet to an iron rod with cap (LS#3328); thence run South 02 degrees 40 minutes 49 seconds East 2289.61 feet to a concrete monument lying on the Northerly right of way boundary of Interstate No. 10 (State Road No. 8), said concrete monument lying on a curve concave to the Northwesterly; thence along said right of way boundary and along said curve with a radius of 7489.49 feet, through a central angle of 12 degrees 51 minutes 42 seconds for an arc distance of 1681.22 feet (the chord of said arc being South 81 degrees 32 minutes 03 seconds West 1677.69 feet); thence continue along said right of way boundary and along said curve with a radius of 7489.49 feet, through a central angle of 01 degree 36 minutes 40 seconds for an arc distance of 210.59 feet (the chord of said arc being South 88 degrees 46 minutes 14 seconds West 210.58 feet); thence run North 21 degrees 33 minutes 16 seconds West 108.37 feet; thence North 22 degrees 19 minutes 15 seconds East 84.58 feet; thence North 58 degrees 47 minutes 55 seconds West 46.38 feet; thence North 46 degrees 23 minutes 47 seconds West 72.57 feet; thence North 57 degrees 41 minutes 01 seconds West 89.06 feet; thence North 46 degrees 15 minutes 56 seconds West 182.44 feet; thence North 38 degrees 40 minutes 18 seconds West 83.33 feet; thence North 39 degrees 40 minutes 17 seconds West 54.06 feet; thence North 52 degrees 49 minutes 41 seconds West 59.96 feet; thence North 74 degrees 11 minutes 44 seconds West 31.20 feet; thence South 67 degrees 38 minutes 38 seconds West 101.55 feet; thence North 69 degrees 56 minutes 13 seconds West 129.78 feet; thence North 89 degrees 43 minutes 07 seconds West 105.42 feet; thence North 73 degrees 01 minutes 50 seconds West 120.23 feet; thence South 86 degrees 34 minutes 04 seconds West 81.95 feet; thence North 00 degrees 08 minutes 43 seconds West 125.96 feet; thence South 83 degrees 51 minutes 18 seconds East 42.10 feet; thence South 60 degrees 42 minutes 48 seconds East 48.50 feet; thence South 86 degrees 22 minutes 53 seconds East 137.36 feet; thence North 37 degrees 55 minutes 46 seconds West 90.35 feet; thence North 17 degrees 47 minutes 00 seconds West 52.34 feet; thence North 39 degrees 35 minutes 38 seconds West 82.89 feet; thence North 39 degrees 35 minutes 38 seconds West 30.00 feet to the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** continue North 39 degrees 35 minutes 38 seconds West 172.62 feet; thence North 07 degrees 40 minutes 38 seconds West 151.31 feet; thence North 24 degrees 34 minutes 17 seconds East 47.28 feet; thence North 10 degrees 22 minutes 21 seconds East 215.58 feet; thence North 76 degrees 27 minutes 25 seconds East 68.18 feet; thence South 06 degrees 06 minutes 29 seconds East 211.22 feet; thence South 09 degrees 13 minutes 25 seconds West 91.63 feet; thence South 04 degrees 18 minutes 03 seconds East 81.66 feet; thence South 20 degrees 34 minutes 39 seconds East 53.53 feet; thence South 39 degrees 24 minutes 08 seconds East 76.63 feet; thence South 50 degrees 24 minutes 22 seconds West 98.48 feet to the **POINT OF BEGINNING** containing 1.361 acres more or less.



George E. Gunn, Jr.
Professional Surveyor and Mapper
Certificate No. 5831

EXHIBIT "A"

SHEET 5 OF 6

JCB No. : 9005

PSR No. 317-07-02

DATE 6/17/03



GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

Attachment # 19
Page 10 of 10

1624-A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

CONSERVATION EASEMENT No. 1- 0.903 ACRES

Commence at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 07 minutes 05 seconds West along the East boundary of said Section 13, a distance of 2659.89 feet to a concrete monument marking the Southwest corner of the Northwest Quarter of Section 18, Township 1 North, Range 3 East, Leon County, Florida; thence run North 89 degrees 51 minutes 17 seconds East 3951.19 feet to an iron rod with cap (LS#3328); thence run South 02 degrees 40 minutes 49 seconds East 2289.61 feet to a concrete monument lying on the Northerly right of way boundary of Interstate No. 10 (State Road No. 8), said concrete monument lying on a curve concave to the Northwesterly; thence along said right of way boundary and along said curve with a radius of 7489.49 feet, through a central angle of 12 degrees 51 minutes 42 seconds for an arc distance of 1681.22 feet (the chord of said arc being South 81 degrees 32 minutes 03 seconds West 1677.69 feet); thence continue along said right of way boundary and along said curve with a radius of 7489.49 feet, through a central angle of 01 degree 36 minutes 40 seconds for an arc distance of 210.59 feet (the chord of said arc being South 88 degrees 46 minutes 14 seconds West 210.58 feet); thence run North 21 degrees 33 minutes 16 seconds West 108.37 feet; thence North 22 degrees 19 minutes 15 seconds East 84.58 feet; thence North 58 degrees 47 minutes 55 seconds West 46.38 feet; thence North 46 degrees 23 minutes 47 seconds West 72.57 feet; thence North 57 degrees 41 minutes 01 seconds West 89.06 feet; thence North 46 degrees 15 minutes 56 seconds West 182.44 feet; thence North 38 degrees 40 minutes 18 seconds West 83.33 feet; thence North 39 degrees 40 minutes 17 seconds West 54.06 feet; thence North 52 degrees 49 minutes 41 seconds West 59.96 feet; thence North 74 degrees 11 minutes 44 seconds West 31.20 feet; thence North 67 degrees 38 minutes 38 seconds West 101.55 Feet; thence North 69 degrees 56 minutes 13 seconds West 129.78 feet; thence North 89 degrees 43 minutes 07 seconds West 105.42 feet; thence North 73 degrees 01 minutes 50 seconds West 120.23 feet; thence South 86 degrees 34 minutes 04 seconds West 81.95 feet; thence South 89 degrees 52 minutes 54 seconds West 30.00 feet to the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** run thence North 84 degrees 25 minutes 05 seconds West 99.45 feet; thence South 84 degrees 05 minutes 39 seconds West 157.21 feet; thence North 00 degrees 08 minutes 26 seconds West 198.63 feet; thence South 74 degrees 08 minutes 57 seconds East 208.57 feet; thence South 83 degrees 51 minutes 18 seconds East 55.19 feet to the **POINT OF BEGINNING**, containing 0.903 acres more or less.

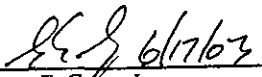

George E. Gunn, Jr.
Professional Surveyor and Mapper
Certificate No. 5831

EXHIBIT "A"

SHEET 6 OF 6

JOB No. 99005

PSR No. 317-07-02

DATE 6/17/03